



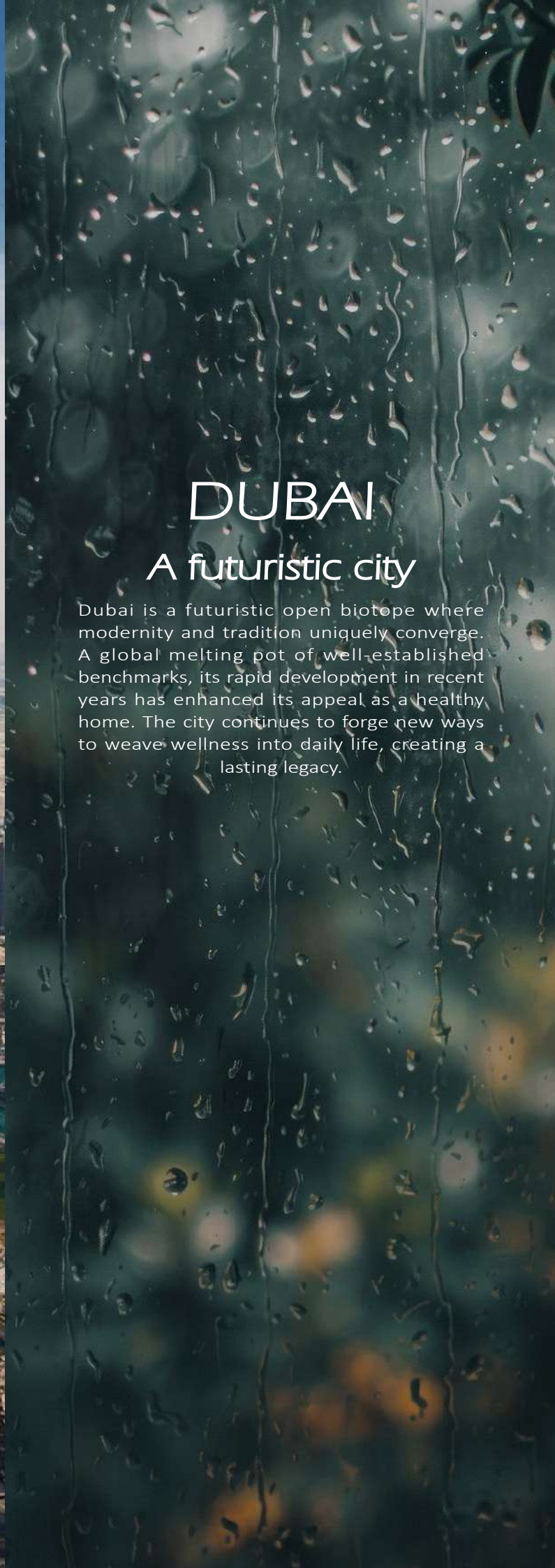
HZ DEVELOPMENT





OASIS  
EMBARK ON A GLORIOUS LIFE





# DUBAI

## A futuristic city

Dubai is a futuristic open biotope where modernity and tradition uniquely converge. A global melting pot of well-established benchmarks, its rapid development in recent years has enhanced its appeal as a healthy home. The city continues to forge new ways to weave wellness into daily life, creating a lasting legacy.





# DUBAI International City

## LOCATION DIVIDEND

Dubai International City is only about 9 km from Dubai International Airport, a short drive away. It's about a 15-20 minute drive to Dubai city center, which is very convenient. A new metro line is planned for the area and expected to open in 2029, greatly improving public transport.

## POLICY ADVANTAGE

Personal income tax: 0%, Corporate income tax as low as 9% – lower than Singapore (17%) and Hong Kong (16.5%).  
5-year Golden Visa includes spouse, parents and children; renewal has no thresholds.

## MARKET HIGHLIGHTS

As a "knowledge and innovation center", the region hosts tech firms like Huawei and Microsoft, driving high-end rental demand. International City apartments yield 8.37% – far above London (3.15%) and Paris (2.8%).

## SAFEGUARD MECHANISM

Developers provide a 10-year warranty; government oversight ensures delivery standards.  
Smart city technology cuts community energy use by 30% and maintenance costs by 15%.





# TRANSPORTATION

·The world within reach

Dubai International Airport - 15 minutes

Al Maktoum International Airport - 36 minutes

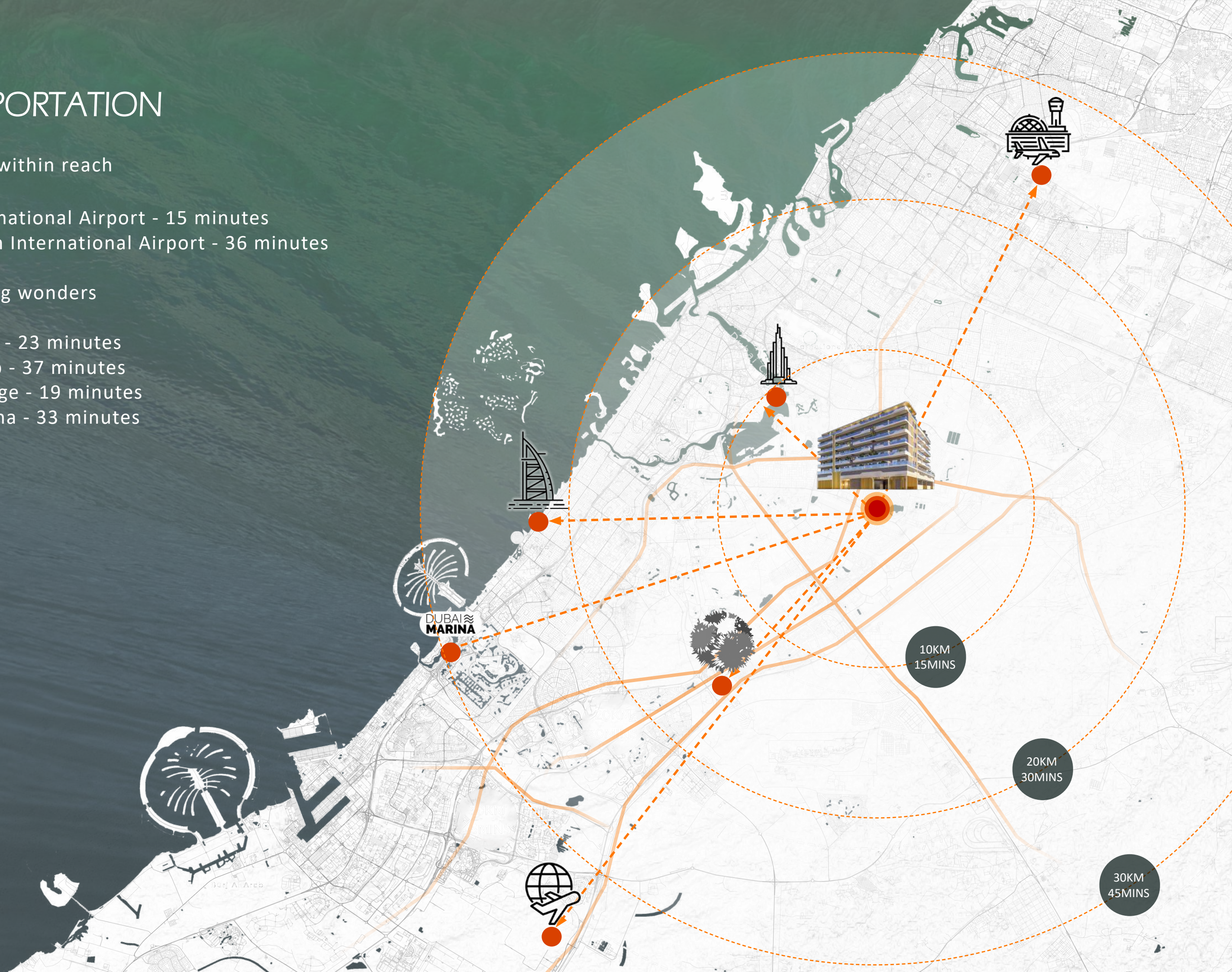
·Neighboring wonders

Burj Khalifa - 23 minutes

Burj Al Arab - 37 minutes

Global Village - 19 minutes

Dubai Marina - 33 minutes





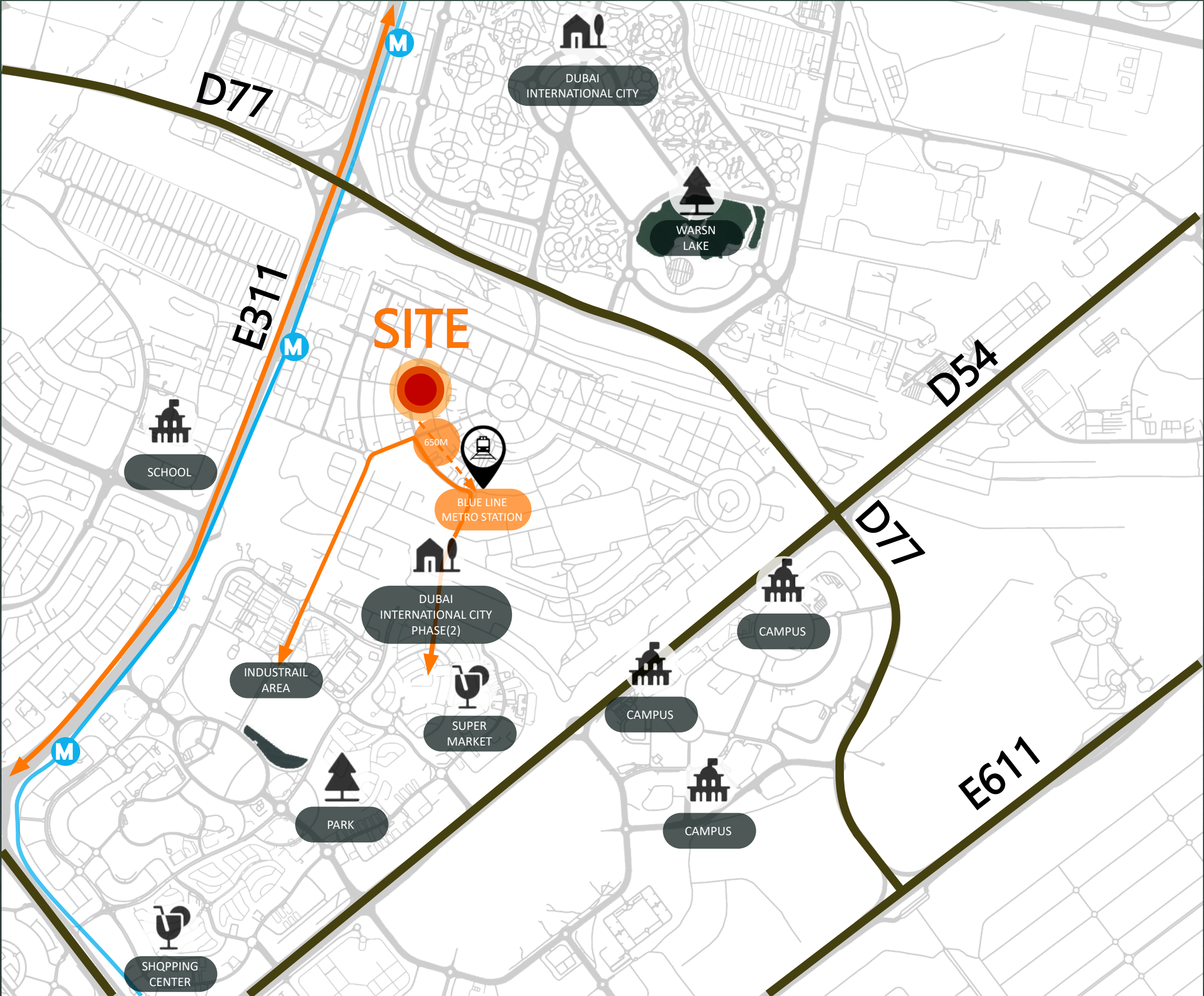


# Education Facilities Nearby

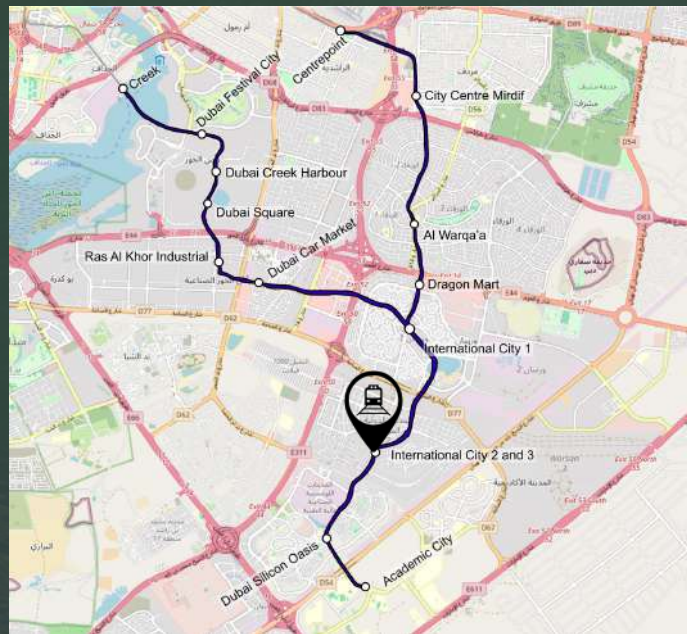
- Vernus International Primary School -1 mins
- GEMS Wellington Academy - 10 mins
- German International School Dubai -8 mins
- University of Birmingham Dubai 6 mins
- Amity University Dubai - 6 mins
- Repton School Duhai - 6 mins
- Kings' School Nad Al Sheba - 8 mins
- Dubai Chinese School - 6 mins
- Academic City -8 mins

# Healthcare Facilities Nearby

- Hunan University of Chinese Medicine clinic-10 mins
- Fakeeh University Hospital-12 mins
- HealthHub Clinie & Pharmacy -6 mins

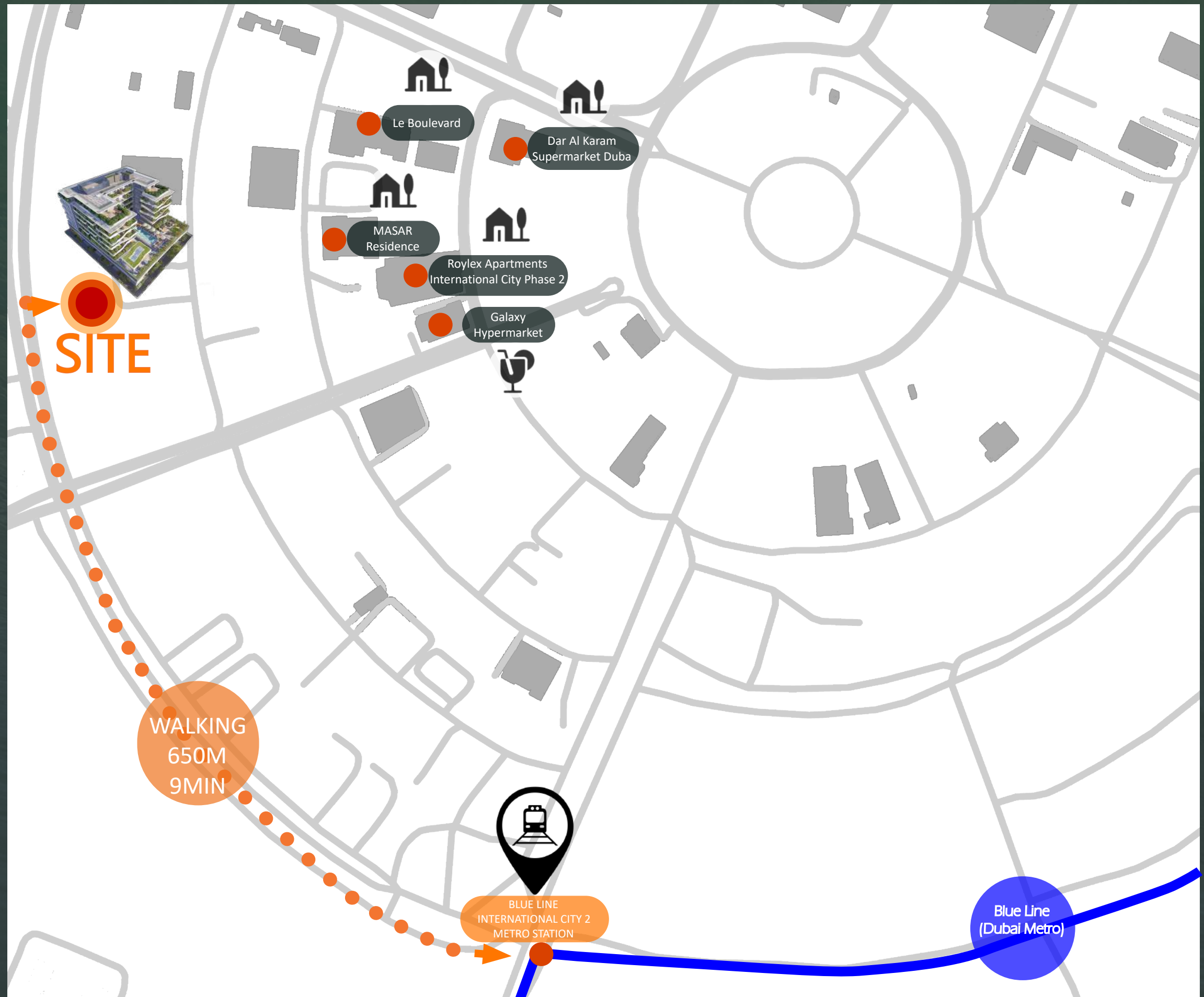







## Blue Line (Dubai Metro)

The Blue Line is a planned rapid transit line of the Dubai Metro in Dubai, United Arab Emirates. It will be the third metro line in the city, after the Red and Green lines, with a total length of 30 kilometres and 14 stations, connecting the neighbourhoods of Ras Al Khor Industrial Area, Al Warqaa, Mirdif, Dubai Creek Harbour, Dubai Silicon Oasis, Dubai Academic City, and Dubai International City. The line will have interchanges with existing and future metro lines and with the Etihad Rail network







Discover a residence where modern technology and serene comfort  
blend as one, where greenery and wellness flow through every corner.  
Here, every ray of dawn comes with an enduring promise.







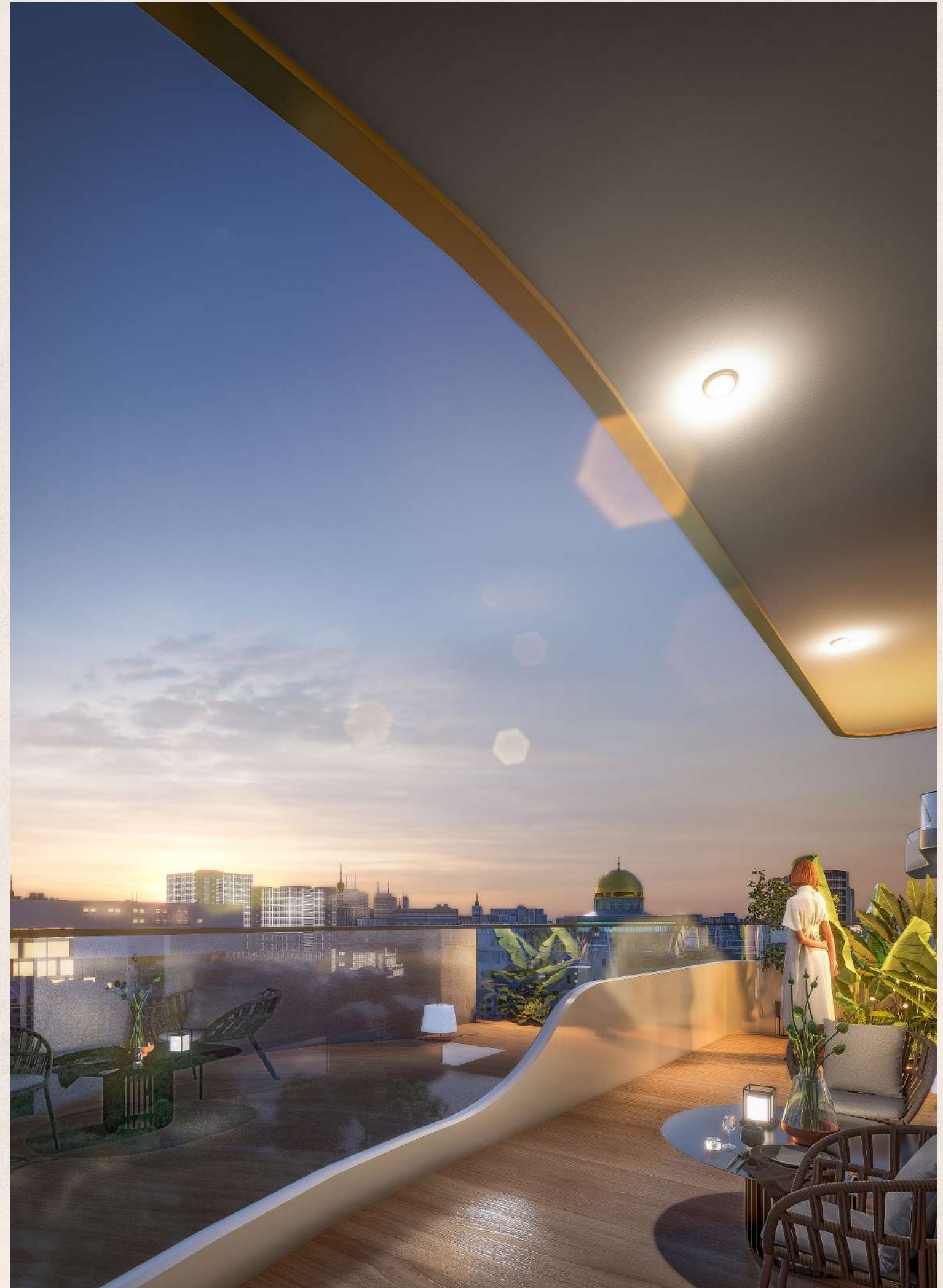






## Elegant Balcony

The project is defined by sleek, elegant silhouettes and exquisite lines, evoking the subtle grace of contemporary art. Its vertically staggered balconies—unfolding invigorating, sweeping panoramic views that cradle the senses—stand as a striking, poised architectural landmark.





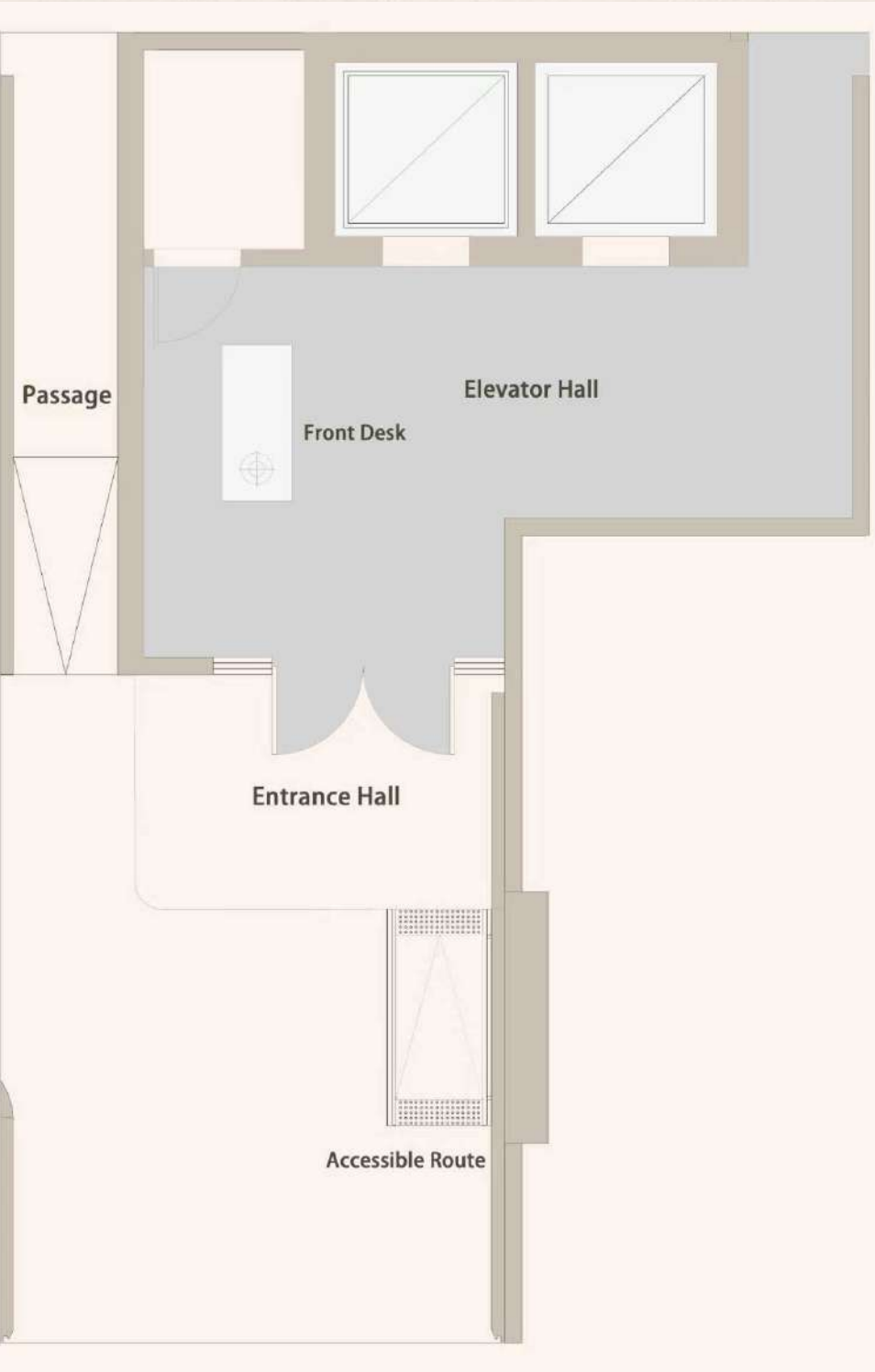


# Exclusive Luxury

## Lobby / Elevator

Upon arriving at the entrance by car, the intelligent recognition system responds in advance, and the automatic gate opens gracefully like an attendant. Approaching the unit door, the elegant curved entrance is bathed in warm lighting. Facial recognition responds instantly; as the door opens gently, the concierge is already nodding with a smile — whether Whether in the quiet after an engine stops or the rhythm of footsteps, the exclusivity of returning home is perfectly nestled between motion and stillness.





LUXURY ELEGANT

Lobby

Gleaming marble floors reflect the shimmering crystal chandelier. Soft, elegant lighting illuminates the opulent lobby, creating an atmosphere of serene luxury and refined grandeur.

















Fast  
Efficient

### Waiting area

Elevator Lobby: Connecting every floor with speed, simplifying every journey with efficiency. Swift access, seamless comfort





## Nature Communion

The terrace garden is a handful of vivid life tucked away in the city's creases. This small patch of space, after all, is a poem brewed by chewing up the seasons and mixing them with the smoke and steam of daily life.

TERRACE GARGEN







## SWIMMING POLL

### Pool Deck

Splashing by the pool or soaking up the warm sun, it lends a moment of ease and leisure to the city's fast pace.





## KIDS ZONE

### Whimsical Ideas

A great physique is your walking calling card, holding the medals of self-discipline and the sharp edge of vitality — and the 24-hour on-call fitness space is precisely the private domain where this confidence is crafted.





SELF—CONFIDENCE

### Fitness Facilities

A great physique is your walking calling card, holding the medals of self-discipline and the sharp edge of vitality — and the 24-hour on-call fitness space is precisely the private domain where this confidence is crafted.



# BUSTLE TRANQUILITY

## Party Area / Outdoor cafe

The outdoor party area is a masterful balance of bustle and tranquility — the wooden terrace stretches naturally toward the lawn, half bathed in the lively hum of activity, the other half resting upon the fragrance of plants and grass







- 1 GYM
- 2 SWIMMING POOL
- 3 Outdoor Café
- 4 PARTY AREA
- 5 BBQ AREA
- 6 MINI GOLF
- 7 KIDS' ZONE









## Exquisite solitary living

Your Corner of the City. Your Rules.



STUDIO









## Start of exquisite life

The quality of a one-bedroom unit lies in  
"a personal rhythm uncompromised by space."



1-BEDROOM











# 1-BEDROOM











# A Leisurely Life

The balance of space, and a tacit understanding of keeping proper boundaries amid intimacy.



2-BEDROOM











# 2-BEDROOM





# 2-BEDROOM





# SMART HOME

## Intelligent Living

A cohesive smart home awakens with dawn: self-adjusting curtains open as AI brews personalized coffee and holograms deliver weather updates. Smart mirrors analyze outfits, countertops optimize recipes via ingredient scans, while floor-mapped robots clean precisely.

Voice commands activate adaptive entry lighting; bathrooms auto-adjust water settings via biometrics. Embedded AI predicts needs through multimodal inputs – deploying therapeutic light for mood balance – merging efficiency with ambient cybernetic harmony.







HZ DEVELOPMENT